



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING



REBECCA A. HUMPHRIES  
DIRECTOR

December 17, 2007

TO: Rebecca A. Humphries, Director

INFORMATION: Natural Resources Commission

Transaction: Fisheries Land Acquisition  
Lower Dowagiac River Public Access Site – Berrien County  
The Hydrologic L.L.C. Tract  
Land Transaction Case #20070163

Purchase Price: 1.05 acres - \$38,200.00

Description: Berrien County, Niles Township, T07S, R17W, Section 23: Part of the Southwest Quarter of the Southwest Quarter of Section 23, described as, from Southwest corner of Section 23, measure North 89° 54' 55" East along the South line of said Section, 525.48 feet to the centerline of State Highway Old U.S. 31, thence measure North 15° 58' 15" West 589.76 feet, thence measure along a 5,729.65 foot radius curve to the right, 247.45 feet, the chord of said curve being North 14° 44' 01" West 247.43 feet, all along said centerline to the point of beginning of the land herein described, thence North 82° 12' 00" West to the Dowagiac Creek, thence Northerly and Easterly along said creek to the centerline of State Highway Old U.S. 31, thence South 09° 57' 30" East 73.86 feet, thence along a 5,729.65 foot radius curve to the left, 353.80 feet, the chord of said curve being South 11° 43' 30" East 353.75 feet, all along said centerline to the point of beginning. Containing 1.05 acres, more or less. Being subject to that portion along the Easterly side thereof as being used for highway purposes.

Seller: Hydrologic L.L.C., South Bend, Indiana.

Option Expires: February 19, 2008

Property Taxes: The property taxes for 2007 were \$378.51.

Authority: Part 5 of Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources' (Department) January 2, 2008 Calendar and is eligible for approval on January 9, 2008.

NATURAL RESOURCES COMMISSION

Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • Darnell Earley • John Madigan • J. R. Rihardson • Frank Wheatlake

STEVENS T. MASON BUILDING • P.O. BOX 30028 • LANSING, MICHIGAN 48909-7528

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**Comments:**

The offered private parcel is a former canoe livery located in southeastern Berrien County, near the city limits of Niles.

The offered 1.05-acre parcel exhibits a level to sloping topography with 363 feet of frontage along the Dowagiac River, a tributary of the St. Joseph River. A frame 10' X 16' storage shed, in poor condition, constitutes the only improvement on the parcel. The structure represents no contributory value and will be removed by the Department upon completion of the purchase. A Niles Township sewer lift station is situated on the northern portion of the tract and is enclosed with a chain link fence. Trees and brush are located along the shoreline and perimeter of the tract, but the remainder exhibits a generally open and grassy cover type. A small parking area is situated in the central portion of the tract and provides immediate access to the canoe launch area along the shoreline of the river. Access is available by way of 427 feet of frontage along Old U.S. Highway-31, a paved roadway with easement appurtenant thereto, along the entire eastern boundary of the tract.

Acquisition of this private parcel will provide access to the Lower Dowagiac River, a cold-water tributary of the St. Joseph River, for additional boating and fishing opportunities in Berrien County.

The purchase will include mineral rights owned by the seller.

**Recommendations:**

- (1) That this tract be approved for purchase with payment to be made from the Michigan Natural Resources Trust Fund, Inland Waters Access Initiative, as contained in Act 59, Public Acts of 2007.
- (2) That the storage shed be removed by the Department following completion of the purchase.

(3) That the tract be dedicated as the Lower Dowagiac River Public Access Site to be managed by Parks and Recreation Division.

David E. Freed, Chief  
Land and Facilities

Kelley D. Smith, Chief  
Fisheries

Lynne M. Boyd, Chief  
Forest, Mineral and Fire Management

Ronald A. Olson, Chief  
Parks and Recreation

Arminda S. Koch  
Resource Management Deputy

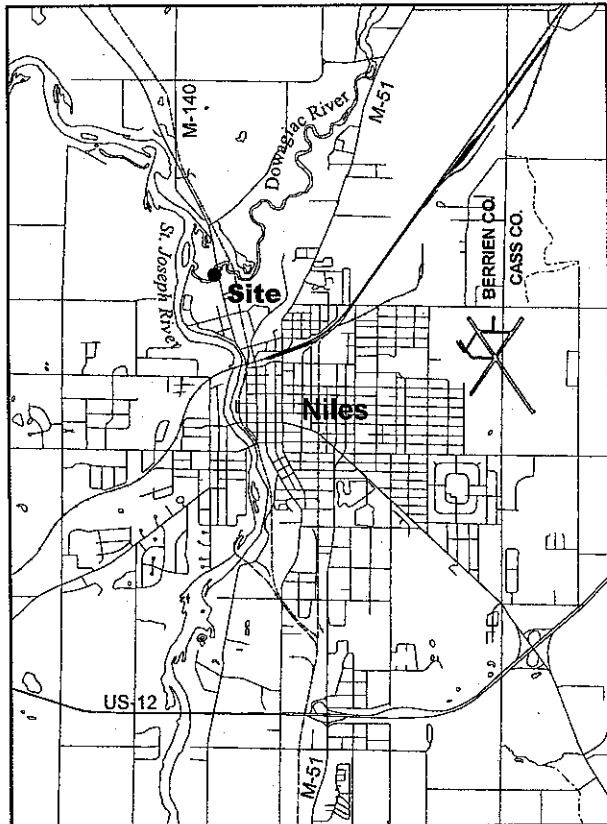
Dennis R. Fedewa  
Chief Deputy

I approve the staff recommendations.

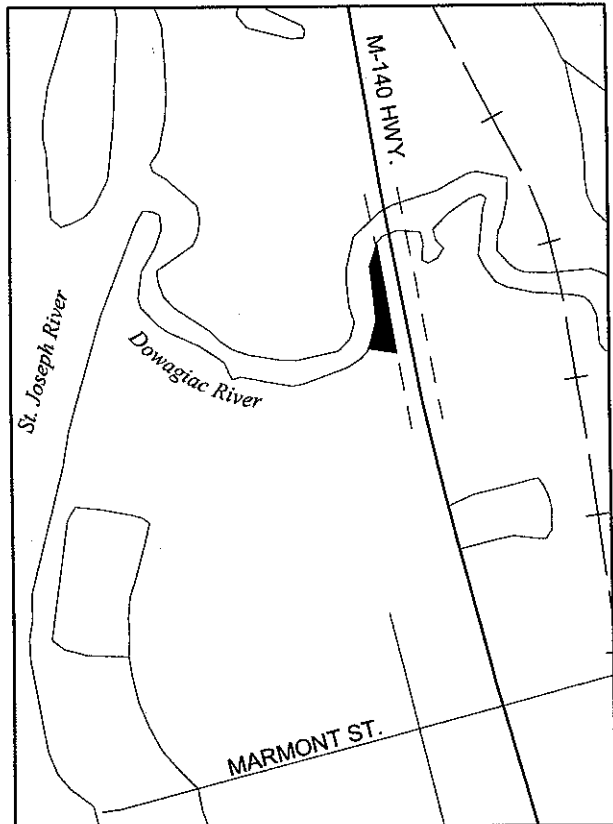
Rebecca A. Humphries  
Director

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Date Approved

**FISHERIES LAND ACQUISITION**  
**Lower Dowagiac River Public Access Site - Berrien County**  
**The Hydrologic L.L.C. Tract**  
**Land Transaction Case #20070163**

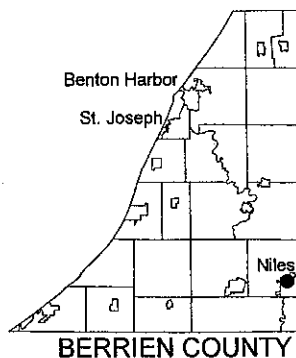


Regional Location



Section 23, T07S, R17W, Niles Township

- - Highway Right-of-Way
- Land Offered to DNR (1.05 acres - \$38,200.00)
- Private Land



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